

COMMISSIONERS APPROVAL

CHILCOTT *ay*

THOMPSON *at*

LYONS

PLETTENBERG (Clerk & Recorder)

Date.....May 7, 2007

Members Present..... Commissioner Chilcott,  
Commissioner Alan Thompson and Commissioner Howard Lyons

Minutes: Beth Farwell

The Board met for a discussion and decision of the courthouse roof project. Brian Jameson from the Maintenance Department presented the Board with some quotes for the repair work. Montana Roof Man bid the project for \$114,000 which included tearing off the old hot tar roofing, inspection of the existing roof which includes the insulation and vents, then installing the 80-mil IB roofing system. This type of roof comes with a 25 year warranty but has an expected lifetime of 40-years. If the project was not completed at one time, the cost would increase due to product price increases.

Smith Roofing gave a proposal in the amount of \$95,620 if the project took more than one year and \$93,850 if the project was done within the year. The roofing material he would utilize is guaranteed for 15 years with an expected lifetime of 30 years. This quote did not include the tear off of the existing roof.

Brian indicated he preferred to have the current hot tar roof removed in order to review any structural issues before applying the new roof. The Commissioners concurred it would be wise to review any existing problems (by removing the hot tar roof), repairing them prior to installing the new roof membrane. Commissioner Thompson indicated he would like to see the project done within the year and not spread out over a number of years. Commissioner Chilcott advised Brian to talk to Glenda Wiles, Administrative Assistant so she can prepare the Request for Proposals.

Commissioner Chilcott attended the Crawford trial in District Court for the remainder of the day.

The Board also met for the appointment of the open position on the Board of Adjustments due to resignation of Alfred Simmons. Commissioner Thompson reviewed the board members currently serving noting the open position is in Hamilton. Other applications submitted were from Bob Frost and Lee Foss. Commissioner Lyons made a

motion to appoint Lee Foss for the remainder of Alfred Simmons term. Commissioner Thompson seconded the motion and all voted "aye".

The Board held budget hearings with the following departments:

- Planning
- Humane Society
- Justice Court #1
- Crossroads/Mental Health.

In other business, the Board met to approve the Resolution in order to adopt the Open Lands Board Bylaws. Open Lands Board Members present were John Ormiston and Dan Walker. Also in attendance were Planning Director Karen Hughes and Planner Vanessa Perry. Karen Hughes noted the Open Lands Board had requested her help drafting the bylaws. The bylaws have been changed since the first draft which included a review by the Commissioners. Karen explained the need for the Open Lands Board to have applications and review procedures in place. Dan Walker stated the board is working extremely well together. John Ormiston added he agrees with Dan's statement. John stated that the next step is working on the criteria and by the next meeting they should have the criteria ready. Commissioner Lyons made a motion to accept the Resolution adopting the Open Lands Board Bylaws. Commissioner Thompson seconded the motion and all voted "aye". (See Resolution No. 2104).

The Board also met for a public hearing regarding the fee increase requests from Road and Bridge Department, Planning and Public Health Nurse. Planning Director Karen Hughes, Jennifer DeGroot, Shaun Morrell, and Renee Van Hooven from the Planning Department were present as was the Public Health Nurse Judy Griffin, and Bill Meisner from Road and Bridge Department. Numerous public citizens were also in attendance. Commissioner Thompson called the meeting to order opening the floor to public comment.

Albert Gardner, citizen and potential landowner stated that he is opposed to fee increases for subdivisions. Right now his father is trying to give him a piece of property located in a subdivision. He is concerned about the 33% increase and stated it makes it difficult for someone just starting out with a family. His father can't gift him a piece of property without massive fees. He is opposed to the fee increases from the Planning Department.

Chip Pigman, business owner stated that this is the fourth fee schedule in less than 3 months. There has been over a 400% increase in the past 24 months. There should be a limitation on how much public involvement is needed to make a decision. He used Aspen Springs as an example, stating there were 12 meetings for public comment and the public comment was repetitive. The public said the same thing over and over again. He hopes the county is not looking at another 100% increase because the public comment period drags out so long.

Commissioner Thompson asked if there was any additional public comment. Hearing none, Commissioner Thompson closed public comment. Commissioner Thompson asked Karen Hughes to respond. Karen stated it looks like the last time fees increased was in September. She stated planning is constantly resetting priorities and making changes in the planning program. She has talked to Commissioner Chilcott in regard to different ways they can reassess the recovery costs for subdivision review. They have also completed a time study for staff time last September, which including looking at the actual cost for time review, including operating costs, mileage and postage. Both she and Planner Shaun Morrell presented a comparison proposed fee schedule to other counties.

Shaun Morrell presented a report for staff hours that were logged for subdivision reviews. They average 152 staff hours per subdivision application which they multiplied by staff wages making an average cost in staff time for average subdivision at \$3,219. The current preliminary plat fees for a 21-lot subdivision are \$1,950. The proposed plat fees bump it up to \$3,300. After September, staff hours were an average of 108 with an average cost in staff time at \$2,287. Current preliminary plat fees for an 8-lot subdivision are \$1,300. Proposed preliminary plat fees for an 8-lot subdivision would now be \$2,800. Karen added they also compared the fees to other counties.

Commissioner Thompson requested any additional comment from other planning staff members. Hearing none, Commissioner Thompson asked if Karen could explain the removal of certain fees. Karen stated they do not separate a review fee for either major or minor subdivisions. The legal add for each of the subsequent hearings was incorporated into a different fee, not removed but in a different location. Zoning legal ads are to be included in major and minor subdivisions. Commissioner Lyons asked if there is any place in the fees that would apply to Albert Gardner's situation. Karen replied not really. It would be determined as a minor subdivision review. Karen stated that they tried to apply the rule fairly to everyone. There is time, effort and resources for her staff to process them.

Albert stated he realizes they are trying to recover costs, but asked what has been done to cut costs. Karen replied that his property has to be reviewed as a subdivision, which is a legally mandated process. Karen will be happy to review the Planning Department budget proposal with Albert in detail. Commissioner Thompson stated the county does not make money. The Commissioners do have a mandate from the citizens, which is 'growth will pay for itself' There is pressure on the Commissioners to come up with ways to try and regulate what is happening with growth.

Commissioner Thompson asked Bill Meisner from the Road Department to review the fee increases for Road and Bridge Department. Bill stated the fee increases are basic and justified.

Commissioner Thompson asked Judy Griffin, Public Health Nurse, to review the requested fee increases for Public Health. Judy stated that they had tried to cut everything they possibly could. There is an increase in cost for the Public Health Department for vaccines and flu shots, therefore the fee increases are justified.

Commissioner Lyons commented on the planning department that other counties are higher and some are lower in fees. He stated the county has to 'one way or another pay what it costs'. As for the Road and Bridge Dept., this is the way it is. He stated he and Bill have discussed this before on numerous occasions. On the other hand, Judy gets a lot of calls for vaccines and 'she is just passing her costs along'.

Discussion occurred between the Commissioners on how a motion would be made. Karen stated that she can bring in the numbers for review if necessary. The Planning Department is a little different compared to other counties; they look at plats not individual homes. Commissioner Thompson asked if she settled on the 'middle costs'. Karen replied yes. The cost for legal advertising and mailing is \$200-300 dollars. Shaun then adds mileage and staff time.

Commissioner Lyons made a motion to adopt the fee increases as proposed from the Road and Bridge Department, Public Health and Planning which will include the staff recommendation for the interim zoning variance resolution at \$600. Commissioner Thompson seconded the motion and all voted "aye". (See Resolution No. 2105).